

Builders' Group Finds Way to Remain Busy

Fredericksburg Area Builders Association Fixes Up House in Caroline

By Bill Freehling

The Free Lance Star, September 8

The Fredericksburg Area Builders Association has found a way to put its members to work, fix up a house for a new buyer and maybe turn a small profit.



The local builders association in late July purchased a distressed property in Caroline County to fix up and give its members work, said Bea Phelps, executive vice president of the organization. It's a three-bedroom, two-bath, 1,100-square-foot rambler in Lake Caroline.

FABA anticipates that the renovations will be finished within the next couple of weeks, and the organization will then try to sell the home, preferably to a first-time buyer who could take advantage of the \$8,000 federal tax credit. FABA contacted the Central Virginia Housing Coalition to see if CVHC had anyone on a list to purchase the affordable home.

FABA bought the house for \$86,000 with its operating funds and has paid the suppliers and contractors as the work has been completed. This is the first such project FABA has taken on.

The house will likely be listed for about \$135,000. Profits will go back into FABA's operating account, and the money could be used to fix up another distressed property.

The house is getting new electrical wiring, interior and exterior doors, flooring, cabinets, bathroom accessories and appliances, paint, decking, front porch and landscaping. The vinyl siding is being repaired.

Tim Thompson of Thompson Building Corp., a FABA vice president, is the project supervisor. Companies involved also include Jim Carpenter Co., Mid South Building Supply, Ray's Siding, H&H Electric, Southern Spotsylvania Plumbing, Eastcoast Insulators, Ferguson Enterprises, Sears Commercial, Quality Carpet & Floors, Harrell's Drywall, Fredericksburg Insurance Group, Virginia Propane, Albert Kistner, Century 21 AdVenture and Virginia Commerce Bank.

"Hopefully we can place a deserving family in a lovely home," Phelps said.